

SHOP TO LET London E15 1XQ

UNIT 23

The Stratford Shopping Centre forms the focus of shopping within the town centre, with an average footfall well in excess of 500,000 per week.

Multiple retailers present include New Look, Sainsbury's, Holland & Barrett, Lidl, Boots and Peacocks. The unit occupies a prime location close to Sports Direct, H Samuel and Costa Coffee.

ACCOMMODATION

The premises provide the following approximate dimensions and net internal floor areas;

| | | |
|------------------|-------------|-------------|
| Overall Frontage | 30 ft 3 in | 9.22 m |
| Internal Width | 26 ft 9 in | 5.44 m |
| Ground Floor | 1,615 sq ft | 150.03 sq m |
| First Floor | 1,375 sq ft | 127.74 sq m |

LEASE TERM

The property is available on a new lease for a term to be agreed, subject to 5 yearly rent reviews.

RENT

£150,000 per annum exclusive.

SERVICE CHARGE

£16,566 per annum.

BUSINESS RATES

The premises are assessed as follows:-

| | |
|----------------|----------|
| Rateable Value | £120,000 |
| UBR (2017/18) | £0.479 |

Rates payable may be subject to transitional relief. Interested parties are advised to make their own enquiries to the Local Authority on 020 8472 1430.

ENERGY PERFORMANCE CERTIFICATE

The unit has been rated within band C. A copy of the EPC is available on request.

LEGAL COSTS

Each party to pay their own legal costs.

SUBJECT TO CONTRACT

July 2017



2,990 sq ft / 277.78 sq m



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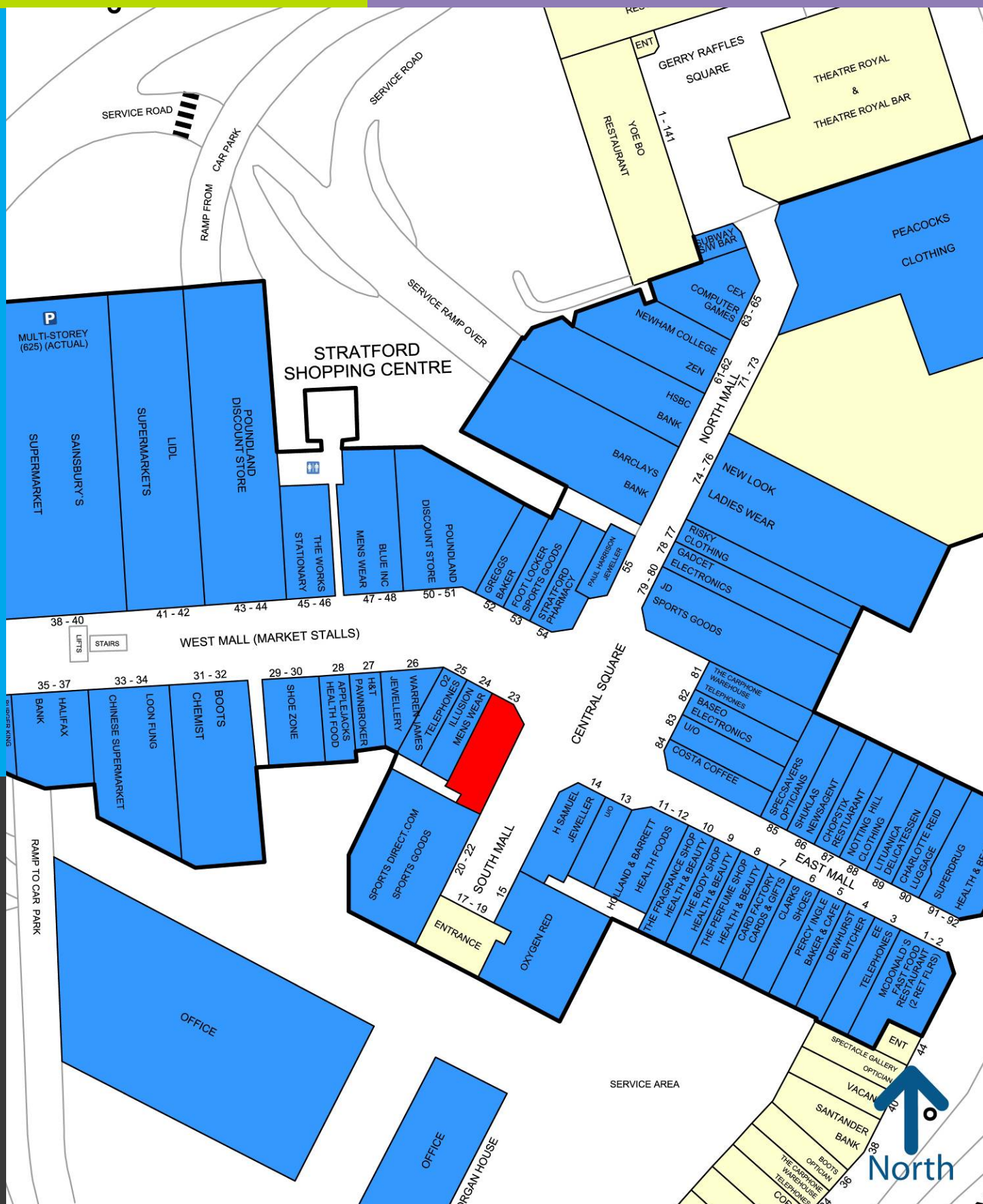


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STRATFORD
SHOPPING

www.stratfordshopping.co.uk



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